




Correspondence Between
Staff and Applicant
Approval Letter



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Honorable Mayor & City Council Members
From: Jeff Barnes, Senior Planner 
Through: Randy Grant, Planning & Development Director and 
Tim Curtis, AICP, Current Planning Director 
Date: February 26, 2019
Re: 118th Street & Ranch Gate (15-ZN-2018) Item No 4

Due to an oversight in the public notification process this application will not be heard on March 5, 2019. This request will be scheduled to the April 2, 2019 City Council hearing.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

12/12/2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85260

RE: Determination of a Planning Commission hearing

Dear Ms. Hammond:


Your Development Application 15-ZN-2018, 118th & Ranch Gate, is scheduled on the 1/23/2019 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 1/21/2019. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 64 Staff Review Days.

Thank you,



Jeff Barnes
Senior Planner



10/26/2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E Camelback Road Suite 1
Scottsdale, AZ 85260

RE 15-ZN-2018 (118th & Ranch Gate)

Dear Ms Hammond

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/1/2018. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Circulation

1. Please revise the site plan to show the completion of street improvements for N 118th Street to full Rural/ESL Minor Collector with Trail cross section along the site frontage per SRC 47-21 and 47-22 and per DSPM 5-3 105, Fig 5-3 11.
 - a. The plan submitted appears to be missing representation of the trail component of the Rural/ESL Minor Collector with Trail cross section.
2. Please revise the site plan to show the internal local streets to be designed to the Rural/ESL Local Street cross section per DSPM 5-3 107, Fig 5-3 19. Private streets shall be contained in tracts per Scottsdale Revised Code Sec 47-21 and 47-22.
 - a. Local streets should include 6-foot wide shoulders on both sides, which is not clearly reflected on the cross section provided.

Engineering

3. In accordance with SRC 47-80, please revise the site plan to show and identify the undergrounding of existing overhead wire facilities along and within project boundaries.

Drainage

The 2nd submittal of the Preliminary Drainage Report is still very deficient and fails to address the major drainage concerns that were conveyed to the Engineer as a part of the 1st cycle review comments. The Engineer must schedule a meeting with the Stormwater reviewer as well as with Rich Anderson, the Stormwater Engineering Manager prior to the next submittal of the revised Preliminary Drainage Report.

Below are some of the major drainage review comments which must be addressed in the revised Preliminary Drainage Report and in the revised Preliminary Grading & Drainage (G&D) plan when the Engineer comes to the City for the above said meeting.

- 4 All offsite 100-year peak discharge flows (Q100) entering the proposed subdivision through the north boundary (16 cfs, 14 cfs, 9 cfs, 2 cfs, and 14 cfs respectively) are either completely blocked out by a number of proposed lots or they are being mixed up with the onsite runoff which violates stormwater storage policies (offsite flows cannot be sent to onsite stormwater storage basins). The current drainage concept does not work at all along the north property line and the Engineer needs to develop a drainage concept that works towards separating offsite flows from onsite runoff [Reference COS DS&PM Chapter 4]
- 5 Basin 1 is currently located in Lot 5 which is not acceptable for a major subdivision. Basin 1 must be located in a separate Drainage and Flood Control (DFC) tract and the south lot line for Lot 5 should be located north of Basin 1. Existing and/or proposed grading should be shown around the proposed pad on Lot 5 and around Basin 1 to clearly demonstrate the physical separation. Show how and to where Basin 1 is draining out on the 24"X36" Drainage Map as well as on the 24"X36" Preliminary G&D plan [Reference COS DS&PM Chapter 4]
- 6 There should be a physical separation between the 100-year limits of inundation for the offsite 105 cfs wash and the end of proposed grading for Basin 1 as well as for the pad on Lot 4. Show the 100-year limits of inundation for the offsite 105 cfs wash based on hydraulic analysis of this offsite 105 cfs wash between the existing culvert under 118th St and the proposed culvert under the proposed internal road. While normal depth calculations are acceptable for hydraulic analysis at the zoning level, but a HEC-RAS model will be required at the Preliminary Plat (PP) level. Show and label the cross-section locations and the 100-year limits of inundation along the offsite 105 cfs wash on the 24"X36" Drainage Map as well as on the 24"X36" Preliminary G&D plan [Reference COS DS&PM Chapter 4]
- 7 The calculated volume required for Basin 1 is 65,589.34 cubic feet and the provided volume is 36,274 cubic feet which is about half of what should be provided. Similarly, the calculated volume required for Basin 2 is 92,210.54 cubic feet and the provided volume is 36,081 cubic feet which is 2.5 times less than what should be provided. Interestingly, the calculated volume required for Basin 3 & 3A is 56,315.08 cubic feet whereas the provided volume is 194,069 cubic feet which is about 3.5 times more than what volume needs to be provided. The current drainage concept does not work for basins 1, 2, 3, & 3A in terms of what volumes are required and what are provided, and the Engineer needs to develop a drainage concept for the basins that works. Nonetheless, the relationship between volume required and volume provided for Basin 4 is good and adequate [Reference COS DS&PM Chapter 4]
- 8 Show how and to where all four basins (Basin 1 through Basin 4) are draining out on the 24"X36" Drainage Map as well as on the 24"X36" Preliminary G&D plan. The pipe connection between Basin 3 and Basin 3A goes across and under the 383 cfs wash which is

subject to scour. This is not a good and sound drainage concept. The Engineer needs to develop a drainage concept that works. Apparently, Basin 3 is altering the historical exit of the 22 cfs wash as it was leaving the property. This is not allowed. Change the drainage concept at this location. [Reference: COS DS&PM Chapter 4]

- 9 In the event, the Engineer pursues a partial stormwater storage waiver in order to avoid providing the 100-year, 2-hour full storage, then the Engineer must demonstrate in the report that the post-development peak discharge flows for the 2-year, 10-year, and the 100-year storm events (i.e. the Q2, Q10, Q100) for all major (50+ cfs) and minor washes leaving the site are the same or less than the pre-development peak discharge flows for these three (3) storm events. In that case, the Engineer must use the FCDMC DDMSW Rational or HEC-1 program to develop runoff hydrographs for all offsite and onsite washes (including all the offsite washes which enter the site from west by crossing 118th St) and must perform basin routing in DDMSW Rational or HEC-1 program to meet this requirement. The COS DS&PM clearly states that these hydrologic analyses must be performed by using the FCDMC DDMSW program and the City will not accept any forms of spreadsheet calculations in lieu of DDMSW calculations according to the COS DS&PM. [Reference: COS DS&PM Chapter 4]
- 10 The east offsite wash turns into a 50+ cfs wash (24 cfs + 20 cfs + 8 cfs) upstream of the driveway that connects Lot 38 to the proposed cul-de-sac. Label the Q100 of 50+ cfs north of the cul-de-sac on all relevant exhibits and plans. Show how this 50+ cfs will be routed under the driveways of Lot 38 and Lot 39 as well as between Basin 4 and the proposed pad on Lot 39. Show the 100-year limits of inundation for the offsite 50+ cfs wash based on hydraulic analysis. While normal depth calculations are acceptable for hydraulic analysis at the zoning level, but a HEC-RAS model will be required at the Preliminary Plat (PP) level. Show and label the cross-section locations and the 100-year limits of inundation along the offsite 50+ cfs wash on the 24"x36" Drainage Map as well as on the 24"x36" Preliminary G&D plan. It should be noted that while it is acceptable to consider a single watershed for the "existing condition" Rational Method calculation for this 50+ cfs wash in the zoning level, but this watershed must be further subdivided into a number of sub-watersheds for the DDMSW Rational Method calculation in the PP level drainage report since the flow path is too long to produce a correct Tc. [Reference: COS DS&PM Chapter 4]
- 11 Drainage areas DA-7 and DA-9 are not physically connected while both of them drain out into Basin 4 according to the drainage report. The Engineer must clearly demonstrate how drainage areas DA-7 and DA-9 are not physically connected by means of proposed grading and/or walls on all relevant drainage exhibits and G&D plans. [Reference: COS DS&PM Chapter 4]
- 12 The 24"x36" EXISTING CONDITIONS DRAINAGE AREA MAP is not acceptable in its current format. The Q100 must be identified along each confluence point of the major wash which runs through the major part of the project site (through DA-1E) at each of the confluence point where the offsite washes from across N 118th St (105 cfs, 10 cfs, and 101 cfs) join this major wash so that the changes/modifications to this major wash under the proposed condition can be compared and verified against the existing condition. Drainage areas DA-1E and DA-2E must be further subdivided into a number of sub-watersheds to quantify the Q100 (s) as well as to demonstrate how the individual offsite flows entering the site along the north property line (16 cfs, 14 cfs, 9 cfs, 2 cfs, and 14 cfs respectively) and the east property line (24 cfs, 20 cfs, and 8 cfs respectively) were established. The Q100 (s) can be numerically added instead of using channel routing combined with hydrographs additions in

DDMSW if the Engineer chooses to do so. The numerical additions of individual Q100 typically produces conservative Q100 (s) [Reference COS DS&PM Chapter 4]

- 13 An earthen berm or an earthen levee is not allowed to create a surface stormwater basin unless a geotechnical report is produced in support of such construction to demonstrate that the earthen berms or the earthen levees will not fail. Cut north-south and/or east-west sections through each basin as appropriate and show on the 24"x36" "Cross-Sections" sheet if earthen berms or earthen levees are proposed. If such is proposed, then cite in the drainage report that a geotechnical report will be prepared and submitted with the Improvement Plans submittal [Reference COS DS&PM Chapter 4]
- 14 Provide a color 11"x17" or 24"x36" "Land Use" map in the Preliminary Drainage Report under both existing and proposed conditions on which show the limits of the > 10% slopes and the < 10% slopes using color legends and overlay the sub-watersheds boundaries on the limits of the two different slopes so that the weighted runoff coefficient (Cw) calculations can be verified [Reference COS DS&PM Chapter 4]
- 15 Submit the revised Preliminary Drainage Report in two (2) copies. Submit a CD in the back pocket of each drainage report containing a PDF file of the complete sealed and signed drainage report. Include the digital DDMSW files on this CD if the Engineer performs the pre- vs post- evaluation of the Q2, Q10, Q100 using DDMSW [Reference COS DS&PM Chapter 4]

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

2001 General Plan Analysis and the Dynamite Foothills Character Area Plan

- 16 Throughout the first submittal narrative, there are references to providing a minimum 40' / 50' average to the buffered roadway setbacks along North 118th Street and East Ranch Gate Road while the site plan provided appears to graphically depict a 50' dimension that can be sufficiently provided with the proposed development. Please amend the project narrative to state that a 50' minimum buffered roadway setback will be provided pursuant to 1-GP-2004
 - a Provide a narrative response to Goal 1, bullets 19 and 20 of the Open Space and Recreation Element of the 2001 General Plan regarding how the above roadway designations will be met through this submittal, and,
- 17 As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Circulation

- 18 Please revise the site plan to show the dedication of a safety triangle easement at the intersection of N 118th Street and E Ranch Gate Road in accordance with DSPM 5-3 123

Engineering

- 19 In accordance with DSPM 5-3 105 please revise the site plan to identify the dedication and half-street improvement of E Ranch Gate Road to Rural/ESL Minor Collector with Trail standards This will require the dedication of an additional 15-feet of ROW for a total half-street ROW of 40-feet Please identify the construction of half-street improvements along project boundary to include raised median, 20-feet of pavement, rolled curb and detached 6-foot sidewalk Please see Circulation Ordinance requirements above
- 20 In accordance with DSPM 5-3 105 please revise the site plan to identify the dedication and half-street improvement of N 118th Street to Rural/ESL Minor Collector with Trail standards Please identify the construction of half-street improvements along project boundary to include raised median, 20-feet of pavement, rolled curb and detached 6-foot sidewalk Please see Circulation Ordinance requirements above
- 21 Please update the aerial photo used on the site plan, as the one provided does not show latest improvements on Jomax and 118th Use of the updated visual details will provide better contextual reference

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible Correcting these items before the hearing may also help clarify questions regarding these plans Please address the following

Circulation

- 22 The improvements to 118th Street and Ranch Gate will require transitions back to the existing street cross sections Please revise the site plan to reflect this and anticipate clearly showing these on the preliminary plat submittal

Site

- 23 The rear interior setback provided on the proposed site plan identifies a dimension of 27-feet, while Page 26 of the provided narrative identifies a dimension of 26-feet Please update the documents to correct this discrepancy

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT

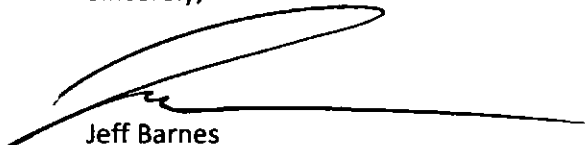
In an effort to get this Zoning District Map Amendments request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible

The Planning & Development Services Division has had this application in review for 45 Staff Review Days since the application was determined to have the minimal information to be reviewed

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1 305 of the Zoning Ordinance)

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number **15-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded)

☒ One copy COVER LETTER – Respond to all the issues identified in the second review comment letter

☒ One copy Revised CD of submittal (CD/DVD, PDF format)

☒ Four copies Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Plan/Preliminary Plat

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ NAOS Plan

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports

☒ 2 copies of Revised Drainage Report

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents



8/30/2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E Camelback Road Suite 1
Scottsdale, AZ 85260

RE 15-ZN-2018 (118th & Ranch Gate)

Dear Ms Hammond

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/27/2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning

- 1 Please revise the amended development standards legislative draft to identify 24-foot maximum building height in accordance with the ESL overlay restrictions.
- 2 Some lots in the subdivision show building envelopes that convey lesser setbacks than the minimums proposed with the amended development standards. Please revise the site plan and NAOS plan to demonstrate compliance with the building setbacks with the next submittal.
 - a Please also account for the minimum NAOS setback/buffering requirements outlined in DSPM 2-2 501 D 3
- 3 There appears to be a large Boulder Feature located midway along the southern edge of the site that is unidentified by the proposed site plan. Please revise the site plan to identify the Boulder Feature and demonstrate the minimum 20-foot buffering per Sections 6 1070 C and 6 1070 F of the Zoning Ordinance.
- 4 Sec 6 1083 E 6 of the Zoning Ordinance requires perimeter buffering greater than or equal to the adjacent zoning district requirements. It does not appear that a minimum 60-foot setback is being provided on the perimeter of lots 6, 7, 8, 9, 10, and 11 on the north property line or on the east property line of lots of 11, 12, 22 and 38.

Circulation

- 5 Please revise the site plan to show the completion of street improvements for N 118th Street to full Rural/ESL Minor Collector with Trail cross section along the site frontage per SRC 47-21 and 47-22 and per DSPM 5-3 105, Fig 5-3 11
- 6 Please revise the site plan to show the dedication of an additional 15 feet of right-of-way along the E Ranch Gate Road site frontage, for a half street width of 40 feet for a Rural/ESL Minor Collector with Trail cross section per SRC 47-21 and 47-22 and per DSPM 5-3 105, Fig 5-3 11
- 7 Please revise the site plan to show the completion of E Ranch Gate Road to full Rural/ESL Minor Collector with Trail cross section along the site frontage per SRC 47-21 and 47-22 and per DSPM 5-3 105, Fig 5-3 11
- 8 Please revise the site plan to show the internal local streets to be designed to the Rural/ESL Local Street cross section per DSPM 5-3 107, Fig 5-3 19 Private streets shall be contained in tracts per Scottsdale Revised Code Sec 47-21 and 47-22

Engineering

- 9 In accordance with SRC 47-80, please revise the site plan to show and identify the undergrounding of existing overhead wire facilities along and within project boundaries
- 10 In accordance with SRC 49-219, please revise the site plan to show the extension of water and sewer along all frontages where none currently exist Existing sewer is located along E Ranch Gate Road but not along N 118th Street Extend sewer along N 118th Street from its current terminus to provide direct connection to sewer stub out from Tract B of Yearling Estates (which extends east to N 118th Street from the E Saddleback Lane cul-de-sac)

Drainage

The following review comments are made based on review of the submitted Case Drainage Report These comments should be addressed in a revised report and in a Preliminary Grading & Drainage (G&D) plan and must be resubmitted for our review of this application

- 11 At a Zoning case level, a Conceptual Drainage Report is required which typically contains 50% information of the Final Drainage Report The currently submitted drainage report is deficient and does not meet the 50% expected information [Reference COS DS&PM Chapter 4]
- 12 Submit the Case Drainage Report in two (2) copies Submit a CD in the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report [Reference COS DS&PM Chapter 4]
- 13 The entire 68+ acres project site has been historically virgin desert land which has never been developed before Therefore, this is not a pre- vs post- condition situation The Engineer calculated the 100-year, 2-hour stormwater storage volume requirement based on ΔC (post- 'C' minus pre- 'C') which is not acceptable The Engineer must use the " $V = CRA$ " equation for the stormwater storage volume requirement under the post-development condition and " C " value should be 0.61 for slopes $\leq 10\%$ and/or 0.85 for slopes $\geq 10\%$ for the total disturbed area in the proposed R1-43 subdivision Please note that within the disturbed area, a ΔC in the stormwater storage volume calculation may not be acceptable if it produces under-conservative volume requirement [Reference COS DS&PM Chapter 4]

- 14 Please upsize and relocate the detention basins in the subdivision based on the above Comment 1 as appropriate. Alternatively, the Engineer may apply for partial stormwater storage waiver since the project site is located in the Environmentally Sensitive Lands (ESL) area. However, if the Engineer chooses to apply for a partial stormwater storage waiver, then the Engineer must demonstrate that the post-development peak discharge flows under the 2-year, 10-year, and the 100-year storm events (i.e. the Q2, Q10, Q100) for all major (50+ cfs) and minor washes leaving the site are the same or less than the pre-development peak discharge flows for these three (3) storm events. Typically, this is done by performing an integrated hydrologic analysis with basin routing. Please use the FCDMC DDMSW HEC-1 program or a similar program for the said integrated hydrologic analysis. If the Engineer chooses to do so, then the digital DDMSW files must be included in the same CD which contains the PDF file of the drainage report. [Reference: COS DS&PM Chapter 4]
- 15 The 24"x36" folded Preliminary G&D plan included in the report fails to demonstrate the relationship between the proposed stormwater storage basins and their associated onsite drainage areas for flow attenuation. For example, the largest detention basin in the subdivision (Basin 3) which provides 174,872 cubic feet of runoff volume appears to be primarily associated with a single lot (Lot 42). Therefore, a 24"x36" folded "Onsite Drainage Map" must be included in the report which must demonstrate the associated contributing drainage area to each respective detention basin. The volume requirement and the provided volume are based on respective contributing drainage area under the pre- vs. the post-development condition and such must be calculated in the report and must be shown on the Onsite Drainage Map. [Reference: COS DS&PM Chapter 4]
- 16 Revise the 24"x36" folded Preliminary Grading & Drainage (G&D) plan to reflect the minimum grading that is required at this level to demonstrate that all the above-mentioned comments are adequately addressed and that the overall drainage concept is working. [Reference: COS DS&PM Chapter 4]

Water and Waste Water

- 17 Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
- 18 Please provide preliminary water and sewer plan and fire flow test in accordance with DSPM 6-1 201.
- 19 In accordance with DSPM 6-1 402 & 6-1 404, please insure the maximum length of dead-end water lines do not exceed 1,000 feet unless provisions are made for future looping by extending water line to the development property line. Please update the plans accordingly.

Archaeology

- 20 Please revise the Class III Cultural Resource Survey (SRSF) for 15-ZN-2018 (118th & Ranch Gate) as follows:

In Section 13 Background Research Results and the References at the end of the report, there are discrepancies between the research and the references cited for a few items. In Section 13, Aquila 1997, Schroeder 1996, and Van Gorder et al. 2005, appear to be mistyped in the References section, Aquila 2013, Schroeder 1991, and Van Gorder et al. 2001. Please revise as appropriate or provide other clarification.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

2001 General Plan Analysis and the Dynamite Foothills Character Area Plan:

21. It is not clear as to whether the proposed development will be providing perimeter site walls. The response to Goal 4 of the Character and Design Element found on page 14 of the first submittal states that "there will be no perimeter development walls outside of the individual building envelopes" while page 29 remarks that "no perimeter walls are planned" and "grading construction envelopes will be designated at the time of platting".

Because the provided site plan identifies construction envelopes and perimeter walls are not permitted within the Desert Buffered Roadway setbacks, please revise the narrative to clearly identify if perimeter walls are to be provided with the proposed development. If there are to be such improvements.

- a. Please graphically depict walls associated with the proposed subdivision to be constructed outside of the Desert Buffered Roadway setback and please expand the response within the project narrative as to the consideration made in locating the wall and further, how the goal of preserving NAOS will be maintained. Please consider Goal 4 of the Character and Design Element, policies 9 and 10, as well as the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29.
22. Throughout the first submittal narrative, there are references to providing a minimum 40' / 50' average to the buffered roadway setbacks along North 118th Street and East Ranch Gate Road while the site plan provided appears to graphically depict a 50' dimension that can be sufficiently provided with the proposed development. Please amend the project narrative to state that a 50' minimum buffered roadway setback will be provided pursuant to 1-GP-2004.
- a. Provide a narrative response to Goal 1, bullets 19 and 20 of the Open Space and Recreation Element of the 2001 General Plan regarding how the above roadway designations will be met through this submittal; and,
23. The Dynamite Foothills Character Area Plan (Goal 3, Strategy 3, Bullets 2, 5, 6, and 11; and Strategy 4) encourages large, continuous open spaces to better preserve the Rural Desert Character found within this area of the City. Typically, NAOS preserved in tract form can create more meaningful open space swaths that are assured to be retained and preserved. However, the proposal provided in the first submittal depicts NAOS as on-lot rather than in the preferable tract form. Therefore, please consider replacing on-lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Furthermore, to ensure the protection of significant environmental features - i.e. boulder outcroppings, significant landforms, etc., please provide an additional exhibit that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.

24. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Site Design:

25. The proposed site plan identifies a 40-foot wide tract for the internal street and also includes a callout of a 24-foot wide Public Access Easement which does not appear to identify anything specific. Please revise site plan to clarify the specific location and purpose of this easement with the next submittal.

Circulation:

26. As part of the minor collector improvements, please revise the site plan to show the construction of a six-foot wide sidewalk along the east side of N. 118th Street per DSPM Sec. 5-3.110.
27. As part of the minor collector improvements please revise the site plan to show the construction of a six-foot wide sidewalk along the north side of Ranch Gate Road per DSPM Sec. 5-3.110.
28. Cul-de-sacs on local streets are required to have a 50-foot wide right-of-way radius per DSPM 5-3.800; Fig. 5-3.44. Please revise the site plan to show and dimension cul-de-sacs meeting this requirement.
29. Please revise the site plan to show the dedication of a minimum 25-foot right-of-way radius at the intersection of N. 118th Street and E. Ranch Gate Road in accordance with DSPM Sec. 5-3.123.
30. Please revise the site plan to show the dedication of a safety triangle easement at the intersection of N. 118th Street and E. Ranch Gate Road in accordance with DSPM 5-3.123.

Engineering:

31. Please revise the gate design to meet the dimensional requirements of DSPM 2-1.302 and identify in site plan notes.
32. In accordance with DSPM 5-3.105 please revise the site plan to identify the dedication and half-street improvement of E. Ranch Gate Road to Rural/ESL Minor Collector with Trail standards. This will require the dedication of an additional 15-feet of ROW for a total half-street ROW of 40-feet. Please identify the construction of half-street improvements along project boundary to include raised median, 20-feet of pavement, rolled curb and detached 6-foot sidewalk.
33. In accordance with DSPM 5-3.105 please revise the site plan to identify the dedication and half-street improvement of N. 118th Street to Rural/ESL Minor Collector with Trail standards. Please identify the construction of half-street improvements along project boundary to include raised median, 20-feet of pavement, rolled curb and detached 6-foot sidewalk.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items

before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

34. Please revise the site plan to show the construction of a southbound left-turn lane in N. 118th Street at the subdivision entrance. This should be shown as part of the 118th Street improvements.
35. The improvements to 118th Street and Ranch Gate will require transitions back to the existing street cross sections. Please revise the site plan to reflect this and anticipate clearly showing these on the preliminary plat submittal.

Drainage:

The following review comments must be addressed in the Case Drainage Report which should be submitted with the PP case:

36. The 101 cfs Wash crossing 118th St has been proposed to be relocated. Please coordinate with the Planning case coordinator on this project and apply for a Wash Modification (WM) permit with the Preliminary Plat PP case submittal. [Reference: COS DS&PM: Chapter 4]
37. Any 50+ cfs washes that are proposed to be relocated and/or will be conveyed by means of any drainage structures (e.g. a culvert), must be analyzed by using the USACE HEC-RAS program. A "table" must be created in the drainage report which must enlist the HEC-RAS cross-section IDs, 100-year Water Surface Elevations (WSE), and the 100-year velocities under the existing and proposed conditions as well as the Δ WSEs and the Δ velocities. A typical 24"x36" folded pre- vs. post- floodplain map should be included in the drainage report. The digital HEC-RAS files must be included in the same CD which contains the PDF file of the drainage report. [Reference: COS DS&PM: Chapter 4]
38. A 24"x36" folded Preliminary Grading & Drainage (G&D) plan should be included in the drainage report which must contain a minimum of 75% information of the final construction documents (i.e. final Improvement Plans). A number of cross-sections should be identified throughout the subdivision by the Engineer at critical locations to demonstrate pre- vs. post-grading and drainage and the cross-section profiles must be shown as a part of the 24"x36" folded Preliminary G&D plan. [Reference: COS DS&PM: Chapter 4]
39. While the spreadsheet analysis of the Rational Method calculations is acceptable for the Zoning level drainage report, but the Engineer must use the FCDMC DDMSW program to perform the hydrologic analyses for all offsite and onsite peak discharge flows in the Case Drainage Reports, which are to be submitted with the Preliminary Plat (PP). [Reference: COS DS&PM: Chapter 4]
40. The Engineer must perform hydrologic analyses of all offsite washes that are crossing 118th St. The Improvement Plans from 2006/2007 (PC#: 5193-06) which are referred to for offsite flows crossing 118th St are very old and outdated and is no longer acceptable. While it was acceptable for the Zoning case, the FCDMC DDMSW program must be used to perform the hydrologic analyses for all offsite peak discharge flows that are crossing 118th St. The digital DDMSW files must be included in the same CD which contains the PDF file of the drainage report. [Reference: COS DS&PM: Chapter 4]

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number **15-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded)

- ☒ One copy COVER LETTER – Respond to all the issues identified in the first review comment letter
- ☒ One copy Revised CD of submittal (CD/DVD, PDF format)
- ☒ Four copies Revised Narrative for Project
- ☒ Four copies Proposed Amended Development Standards (Legislative Draft)
- ☒ One copy Revised Class III Cultural Resource Survey

- ☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- ☒ Site Plan/Preliminary Plat

12 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- ☒ NAOS Plan

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports

- ☒ 2 copies of Revised Drainage Report
- ☒ 3 copies of Revised Water Design Report
- ☒ 3 copies of Revised Waste Water Design Report

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 7/27/18
Contact Name: John Berry
Firm Name: Berry Riddell
Address: 6750 E. Campbell #100
City, State, Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

383 - PA - 2018

Dear Ms. Uos:

It has been determined that your Development Application for 118th & Ranch Gate has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: JEFF BARNES
Title: Sr. Planner
Phone Number: (480) 312 - 2376
Email Address: JBarnes @ScottsdaleAZ.gov

15-ZN-2018
7/27/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date _____
Contact Name _____
Firm Name _____
Address _____
City, State, Zip _____

RE Minimal Submittal Comments

_____ - PA - _____

Dear _____

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1 305 of the Zoning Ordinance)

Sincerely,

Name _____
Title _____
Phone Number (480) 312 - _____
Email Address _____@ScottsdaleAZ.gov